

**HONORABLE CITY PLANNING COMMISSION
CINCINNATI, OHIO**

September 15, 2006

SUBJECT:

A report on actions to take with regard to a zone change request for property located at 5785 Colerain Avenue.

PURPOSE:

To gather feedback on the direction staff should take regarding the rezoning of the above-mentioned property.

BACKGROUND:

The property located at 5785 Colerain Avenue was previously zoned as an O-1 Suburban High-Density Office District and B-2 General Business District prior to the adoption of the current zoning code. The current zoning for the property is CC-A Commercial Community –Auto District. When the current zoning was being developed the CC-A District was mistakenly applied to the old O-1 portion of the site.

This area has been a concern of the neighborhood since the adoption of the current zoning code, with the CC-A District and the uses this district allows such as Eating and Drinking Establishments, Food Markets, Maintenance and Repair Services, Fuel Sales and Vehicle and Equipment Sales and Rental. The focus of the zoning study request is for the property located at 5785 Colerain Avenue. However, there may be the potential to study the other CC-A District properties adjacent to 5785 Colerain Avenue, to ensure that the appropriate zoning is applied to the entire area.

RECOMMENDATIONS:

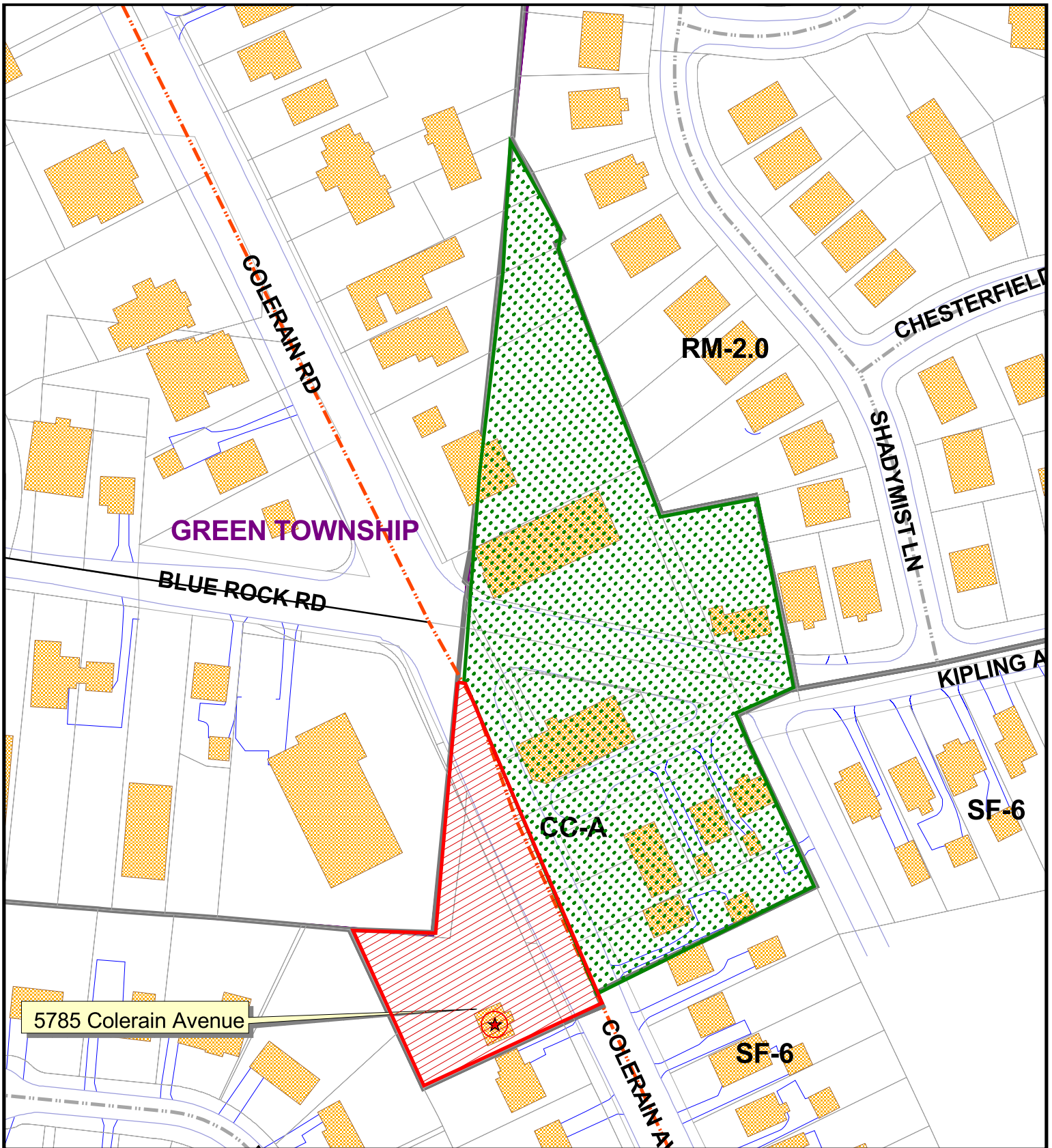
The staff of the Department of Community Development and Planning recommends that the City Planning Commission direct staff to initiate a zone change study for the property located 5758 Colerain Avenue in the Community of Mt. Airy.

Respectfully submitted,

Margaret A. Wuerstle, AICP, Chief Planner
Department of Community Development & Planning

Rodney D. Ringer
Senior City Planner

MAW:RDR:hs



ZONE CHANGE VICINITY MAP

CASE: 5785 Colerain Avenue



Proposed zone change area.



Potential project area (to be included)

Neighborhood: Mt. Airy
Department of Community Development and Planning

Department of Community
Development and Planning
805 Central Avenue, Suite 700
Centennial Plaza II
Cincinnati, Ohio 45202



20 0 20 40 Feet

City Planning Commission